

**CARMEL TECHNICAL ADVISORY COMMITTEE
MEETING MINUTES**

Date: Wednesday, April 16, 2008

Docket No. 08030007 TAC: Shasta Developments (Village of WestClay, Sec 3001-A, Village Center, Blk F): The applicant seeks approval for a 2-story office/retail building. The site is located at 12730 Meeting House Rd. and is zoned PUD/Planned Unit Development. Filed by Snelling Engineering, LLC for Dion Chavis, M.D.

Docket No. 08030008 SP: Village of WestClay, Sec 3001-A, Village Center, Part 2, Blk F, lot 1A. The applicant seeks administrative approval for 1 commercial lot on 0.064 acres. The site is located at 12730 Meeting House Rd. and is zoned PUD/Planned Unit Development. Filed by Snelling Engineering, LLC for Dion Chavis, M.D.

Greg Snelling presented. He gave a brief overview of the project. This will be a two-story building of about 4200 sq. ft. This building will sit on a pad. No additional utilities are needed at this time.

Nick Redden- Engineering has sent an email with comments.

Greg Hoyes - Hamilton County Surveyor's Office, no comment at this time.

Shirley Hunter - Duke Energy, requested a new set of plans. The petitioner needs to submit a service request.

David Lucas-Hamilton Co. Highway Dept., no comment on this project.

Scott Brewer – DOCS discussed street trees.

Angie Conn, DOCS, has no further comment at this time.

David Littlejohn-DOCS, no comment at this time. Greg indicated that bike parking will be installed per the PUD already in place.

Alexia Donahue Wold, DOCS, no comment at this time.

END

9:15 a.m. Docket No. 08030029 SP: Woodhall Lane

The applicant seeks secondary plat approval for 9 residential lots on 11.58 acres. The site is located on 106th St. east of Towne Rd. and is zoned S-1/Residence. Filed by Lance Ferrell of Banning Engineering for JB1 - JBCohen.

Lance Farrell presented. He reviewed this 9 lot, 11 acre project. He has received the comment letters from TAC members and suggests that we go around the table for comment.

Nick Redden- Engineering this project is outside of our jurisdiction.

Greg Hoyes - Hamilton County Surveyor's Office, sent a comment letter last evening, no major issues, just some plan revisions.

Lance asked about sub surface drain and the riser, he would like to have the detail on the riser that Greg is recommending. He confirmed that it is flush. Lance indicated that they have a 20 ft. easement on the west side and he would like to keep that. The other easement could be made a 30 ft. Greg and Lance will meet to discuss a resolution.

Shirley Hunter, Duke Energy – this is outside Duke's jurisdiction.

David Lucus-Hamilton Co. Highway Dept. did not have an opportunity to send comment letter yet. There are no major issues. The biggest issue is the way the pond outlets into Well Run. David indicated that they are looking at doing something a bit different due to future structure replacement at that location. Eventually the structure on 106th street will be replaced, and probably expand. So they will try to make sure you are out of the way for that.

He will have formal comments to the petitioner by the end of the week.

Scott Brewer – DOCS, indicated that he had not received any landscape plans. The petitioner stated that Scott had received the plans with the initial submission. Scott explained that he needs to receive them with all submissions. He had no problem with the initial plans.

Angie Conn, DOCS, has no further comments.

David Littlejohn-DOCS sent a letter and has no further comments.

Alexia Donahue Wold, DOCS, no comment at this time.

END

9:30 a.m. Docket No. 08040001 TAC: 116th and College PUD - Final Development Plan

The applicant seeks final development plan approval; minor changes proposed.

The site is located at the northeast corner of College Ave and 116th Street. It is zoned PUD/Planned Unit Development.

Filed by Zeff Weiss of Ice Miller for Equicor Companies. **TABLED**

END

9:45 a.m. Happily Ever After Flower Shop

The applicant seeks the following use variance approval:

Docket No. 08030009 UV Appendix A: Use Table -- Retail uses in residential district

The site is located at 4611 East 116th Street and is zoned S1/Residential

Filed by E. Davis Coots of Coots Henke & Wheeler for Lisa & Stuart Lawrence, owners.

Dennis Lockwood presented for the petitioner. He was accompanied by Stuart Lawrence.

The petitioners are looking for a use variance.

They will need to add additional parking for the flower shop. The petitioner is committed to keeping the fabric of the site intact as much as possible, one of the desires of the petitioners is to have it remain in appearance as a farmhouse type esthetic.

Nick Redden- Engineering has no comments regarding the use variance. Questions regarding right-of-way will be directed to Gary Duncun.

Greg Hoyes - Hamilton County Surveyor's Office, no comments.

David Lucus-Hamilton Co. Highway Dept., no comment at this time.

Scott Brewer – DOCS, after their meeting Scott thought he was going to receive plans showing what you proposed. Dennis indicated that he was still in process of getting those revised, and is taking a bit longer that he had thought.

Angie Conn, DOCS, no further comment at this time.

David Littlejohn-DOCS sent a letter and has no further comments at this time.

Alexia Donahue Wold, DOCS, no comment at this time.

Christine Barton-Holmes-DOCS, no comment beyond the letter she sent.

END

9:55a.m. Docket No. 08040002 TAC: Village of Mt. Carmel - Bathhouse Remodel & Addition

The applicant seeks approval for remodel and addition to the swimming pool bathhouse. The site is located at 13700 Oakridge Rd and is zoned S-2/Residence. Filed by John Rademaker of Village of Mt. Carmel, Inc.

Jim Van Slambrook, the President of the Village of Mount Carmel Homeowner Association. He gave an overview of the project. The bathhouse which will be renovated was built in 1976. It is in need of repairs and upgrades. There is also a small out building used to store pool equipment during the winter. We would like to remodel the bathhouse and eliminate the storage shed by adding on to the existing bathhouse to provide storage and also double as a pavilion area, to give folks a place to get out of the sun. This facility will be added directly adjacent to the tennis courts, so it will not extend any closer to the property lines, it will not remove any existing landscaping, it will in fact beautify the property, and will blend in with the neighborhood.

Nick Redden- Engineering indicated that Engineering had not received a set of plans. Mr. Van Slambrook stated he had been informed that the plans had been emailed. He gave a set of plans to Nick.

Greg Hoyes - Hamilton County Surveyor's Office, no comment on this project.

Shirley Hunter - Duke Energy, asked if there was a need for increased electrical services, Jim responded no. Shirley stated that she had received a telephone call from an electrician responding to a bid for this project that the HOA is interested in burying the service. Jim responded that this is correct. Shirley clarified that they are only interested in burying the service and not the poles. Shirley gave a service request and her card for future communication.

David Lucas-Hamilton Co. Highway Dept., no comments on this project.

Scott Brewer – DOCS, no comment.

Angie Conn, DOCS, I have no additional comments.

David Littlejohn-DOCS, I sent a letter recommending bike parking. Jim responded that there is bike parking.

Alexia Donahue Wold, DOCS, no comment at this time.

10:10a.m. Prairie Trace Softball Complex -- TABLED

The applicant seeks the following special use amendment and development standards variance:

Docket No. 08020033 SUA Section 21.03 Expansion of school uses

Docket No. 08020034 V Section 25.7.02-5 Additional institutional sign taller than permitted.

The site is located at 14200 North River Road and is zoned S-1/Residence.

Filed by William Payne of Fanning/Howey Associates, Inc. for Carmel Clay Schools.

END